



barnard marcus

**Dover Road, TADWORTH, KT20 5FN**





**welcome to**

**Dover Road, TADWORTH**

Barnard Marcus are delighted to welcome to the market this stunning two bedroom two bathroom penthouse flat which comes with allocated gated parking space and no onward chain. The property was built approx. four years ago and has approx. 121 years remaining on the lease

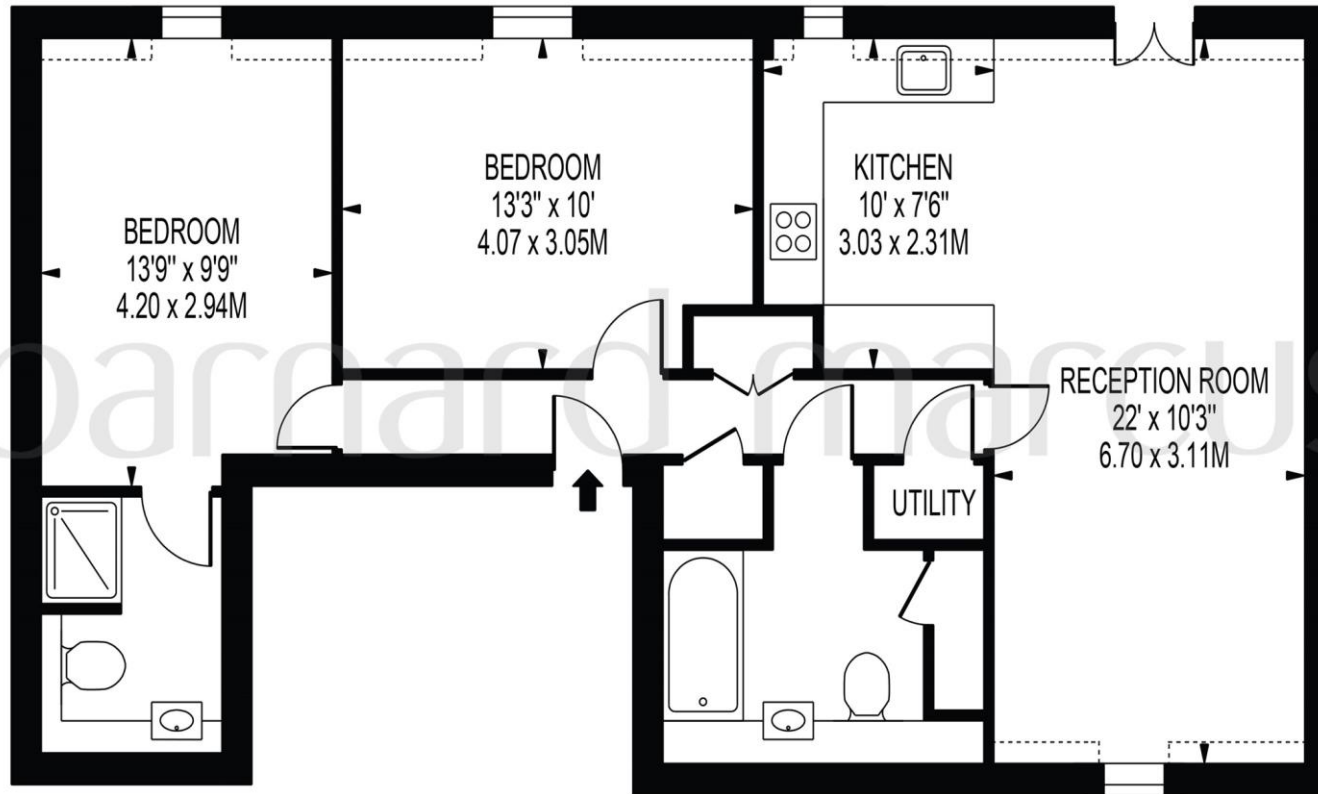


## DOVER ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 783 SQ FT - 72.74 SQ M

(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL AREA OF RESTRICTED HEIGHT: 27 SQ FT - 2.52 SQ M



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

We are delighted to be marketing this fantastic top floor flat set in a small modern development of just 4 flats with secure entry system and to the right of the entrance is a fantastic, gated entrance taking you to an allocated parking space and bike store.

The flat itself is well presented throughout and lets in an abundance of natural light with skylights, Juliet balcony and further double-glazed windows.

There is a spacious living diner which leads nicely into the kitchen breakfast room with high spec modern fitted kitchen within built appliances. There is two generous double bedrooms with the master bedroom offering an en-suite shower room with toilet and basin, there is a further main bathroom with three piece suite including bath, basin, toilet and heated towel rail.

The lease has approx. 121 years remaining and the home benefits from no forward chain meaning a buyer can get the keys as soon as the legal work can be completed. This popular development is within a mile of three mainline train stations with frequent direct trains to London and two parades of shops with new agents, co-op, café's and restaurants and within walking distance to Tadworth Leisure centre. Epsom Downs home of the world famous 'Epsom Derby' is also very close by.

welcome to

## Dover Road, TADWORTH

- Penthouse Flat
- Two Double Bedrooms
- Main Bathroom & En-Suite Shower Room
- High Spec Modern Kitchen Breakfast Room
- Juliet Balcony

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£350,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EPS106362](https://www.barnardmarcus.co.uk/Property/EPS106362)



Property Ref:  
EPS106362 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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**01372 740911**



[Epsom@barnardmarcus.co.uk](mailto:Epsom@barnardmarcus.co.uk)



2 Kings Shade Walk, The Ashley Centre,  
EPSOM, Surrey, KT19 8EB



**[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)**